

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE: Doreen F. Merkel
Kevin J. Merkel

Debtor(s)

U.S. Bank National Association, as indenture trustee, for
the holders of the CIM Trust 2017-3, Mortgage-Backed
Notes, Series 2017-3

Movant

vs.

Doreen F. Merkel
Kevin J. Merkel

Debtor(s)

Robert H. Holber

Trustee

CHAPTER 7

NO. 19-11780 ELF

11 U.S.C. Section 362

ORDER

AND NOW, this 6th day of August, 2019 at Philadelphia, upon failure of Debtor(s) and the Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: the Motion for Relief from the Automatic Stay is **GRANTED** and the automatic stay under 11 U.S.C. Sections 362), is **MODIFIED** with respect to the subject premises located at 333 Beech Street, Warminster, PA 18974 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its *in rem* rights and remedies under the terms of the subject Mortgage and pursue its *in rem* State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.



ERIC L. FRANK
U.S. BANKRUPTCY JUDGE